Business Name: Vision Building and Renovation
Address: St. George, UT
Phone: (435) 669-4133

Vision Building and Renovation

Vision Building & Renovation is a locally owned and operated general contractor serving St. George and Southern Utah. Born and raised in Southern Utah, we take pride in helping homeowners create spaces that are more functional, beautiful, and valuable. We specialize in kitchen remodels, bathroom remodels, whole-home renovations, home additions, custom homes, and new construction. We are committed to quality craftsmanship, clear communication, and attention to detail throughout every project. Whether you're building your dream home or transforming your current one, Vision Building & Renovation is dedicated to bringing your vision to life.

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Business Hours

- Monday thru Friday: 8:00am to 6:00pm
- Saturday: 10:00am to 4:00pm
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Choosing a builder is not the same as choosing a product off a shelf. You are hiring judgment, sequencing, relationships, supervision, problem-solving, and a certain tolerance for stress when weather, inspections, old framing, late materials, or budget pressure enter the picture. A good home builder can make a complex project feel orderly. The wrong one can make even a straightforward kitchen remodel feel like a year-long negotiation.

The search becomes more demanding when you need someone who understands both new home construction and major remodels. These are related trades, but they are not identical. A custom home builder who excels on open lots may struggle when asked to tie new structural work into an eighty-year-old house with uneven floors and outdated wiring. A remodeling contractor who is brilliant at occupied-home renovations may not have the estimating systems, site logistics, or subcontractor depth for a ground-up custom home.

The best fit is usually a general contractor or home builder with proven experience across both worlds, and with enough humility to know where each type of project can go sideways. That is the person you are looking for.

Why new construction and major remodels require different instincts

A new build starts with fewer physical unknowns. The builder works from bare ground, approved plans, engineering, utility connections, soil conditions, and a schedule that can be mapped in a fairly linear sequence. There are still surprises, of course. Excavation may uncover unsuitable soil. A framing package may arrive short. A utility company may take longer than expected. But the structure itself is not hiding decades of previous decisions behind drywall.

Major remodels are different. A bathroom remodel in a newer home may be predictable, but a whole-house remodel, large addition, structural kitchen remodel, or second-story expansion requires forensic thinking. The contractor must understand how the existing home was built, how it has moved over time, what was modified by previous owners, and whether the proposed design can be executed without triggering a chain reaction of costly corrections.

I have seen remodels where opening one wall revealed three generations of electrical work, abandoned plumbing, undersized headers, and framing that had been notched beyond what any inspector would accept today. None of that means the project was doomed. It means the builder needed to know how to pause, document, price, engineer, and communicate without turning every discovery into a dispute.

A builder skilled in both new construction and major remodels carries two mindsets at once. For new homes, they think in systems, site development, schedule flow, and clean execution. For remodels, they think in investigation, protection, sequencing around occupied spaces, and controlled adaptation. When you interview candidates, listen for that distinction. If every answer sounds the same regardless of project type, keep digging.

Start with project fit, not popularity

Many homeowners begin by asking friends for names, browsing project photos, or searching for the highest-rated contractor nearby. Those steps are useful, but they can also create false confidence. A builder with beautiful photos of custom homes may not New home construction be the right choice for a phased remodel while your family lives in the house. A contractor known for fast kitchen remodel work may not be equipped for a new home construction project involving site grading, foundation coordination, energy code compliance, and a year of schedule management.

Project fit should come before reputation. Reputation matters, but only in the right category.

A small bathroom remodel, a luxury whole-house renovation, and a custom home on a difficult hillside lot may all fall under the broad umbrella of residential construction, yet they demand different capacity. Ask yourself what kind of complexity your project carries. Is it design complexity, structural complexity, finish complexity, site complexity, permitting complexity, or owner-occupancy complexity? A strong contractor may be comfortable with two or three of these, but not all of them.

For example, a large kitchen remodel often involves temporary kitchen planning, dust control, cabinet lead times, appliance specifications, plumbing relocation, electrical panel capacity, lighting layout, flooring transitions, and daily communication with homeowners. A new custom home may involve land surveys, septic or sewer coordination, stormwater requirements, framing inspections, roofing dry-in milestones, insulation testing, and dozens of finish selections that must be made months before installation. The builder you hire should be able to talk fluently about the exact pressures your project will create.

The difference between a home builder, a custom home builder, and a remodeling contractor

The titles used in residential construction can be loose. One company may call itself a general contractor, another a home builder, another a design-build firm, and another a remodeling contractor. The label matters less than the work history behind it, but the differences are worth understanding.

A home builder typically manages residential construction from permit through completion. Some focus on production homes, where plans, materials, and processes are repeated across many houses. Others build one-off homes. A custom home builder usually works on unique homes designed for a specific client, site, and budget.

That role often requires deeper involvement in preconstruction planning, estimating, finish coordination, and collaboration with architects or designers.

A remodeling contractor focuses on existing homes. The best remodelers know how to protect finished surfaces, isolate dust, keep plumbing or heating functioning when possible, and work around the realities of daily life. They also know that remodel clients experience the project differently from new-build clients. If you are living through a renovation, the jobsite is not an abstract place. It is your kitchen, your hallway, your child's bathroom, or the only entrance to your garage.

A general contractor may do any or all of this, depending on licensing, experience, staffing, and business model. The key is not the name on the truck. The key is whether the company has completed projects similar in size, scope, budget, and complexity to yours, and whether those projects ended with clients who would hire them again.

Look past finished photos

Finished photography can be helpful, but it is also the easiest part of a project to market. Good lighting, professional staging, and a skilled photographer can make many projects look impressive. What photos rarely show is whether the framing was square, whether the site stayed organized, whether change orders were handled fairly, whether the contractor returned calls, or whether the final punch list dragged on for months.

When reviewing a builder's portfolio, ask about the story behind the images. How old was the home before the remodel? Was the kitchen wall load-bearing? Did the project require temporary structural support? Were the owners living there during construction? For a new home, ask whether the builder handled site development, utility coordination, and preconstruction estimating, or whether they came in after most hard decisions were already solved.

A credible builder will not treat these questions as an annoyance. Most good contractors enjoy talking about the difficult parts of a successful job because that is where their value shows. A vague answer such as "we handled everything" is less useful than a specific explanation of how they sequenced foundation work during a wet month, or how they adjusted cabinet dimensions after discovering an out-of-plumb existing wall.

One of the best questions you can ask while viewing project photos is simple: "What was the hardest part of this job?" The answer often tells you more than the picture.

Verify licensing, insurance, and the ability to perform

The basics still matter. Before you invest too much time in design meetings or pricing conversations, confirm that the contractor is properly licensed where licensing applies, carries appropriate insurance, and has the business structure to support your project. Requirements vary by state and municipality, so do not rely on generic advice. Check with your local licensing board or building department if you are unsure.

Insurance should include general liability and workers' compensation where required. If a contractor says they are exempt from workers' compensation because they have no employees, ask how labor is provided on site. Many builders use subcontractors, which is normal, but the insurance picture should still be clear. You do not want to discover after an injury or property damage claim that coverage was thin, expired, or misunderstood.

Capacity is another form of qualification. A builder may be talented and honest but still overcommitted. Residential construction is full of companies that grew beyond their systems. The owner sells jobs, estimates jobs, supervises jobs, answers client questions, reviews invoices, and tries to visit six sites in one day. That can work at a small scale. It breaks down when projects become larger, more technical, or more numerous.

Ask who will actually manage your project day to day. If the person selling the job will disappear after contract signing, you need to meet the project manager or superintendent before you commit. If the owner will personally supervise, ask how many other active projects they will carry at the same time. There is no universal right number, but the answer should sound realistic.

Questions that reveal how a builder really works

Interviews should feel like professional conversations, not interrogations. Still, you need to cover enough ground to understand how the builder thinks. The best questions invite specifics. Broad questions produce polished sales language. Specific questions reveal habits.

Use a short set of questions like these early in the process:

1. What similar projects have you completed in the last three years, and may I speak with those clients?
2. How do you handle unknown conditions in a major remodel, especially structural, plumbing, or electrical discoveries?
3. Who prepares the estimate, who supervises the work, and who communicates with me each week?
4. How do you document allowances, change orders, schedule updates, and selections?
5. What types of projects are not a good fit for your company?

The last question is especially useful. Experienced builders know their limits. Some avoid occupied remodels because they require a different level of daily client coordination. Some avoid small bathroom remodel work because their overhead is built for larger projects. Some avoid remote new builds because travel time hurts supervision. A contractor who claims every project is a perfect fit may be hungry, inexperienced, or simply too agreeable during sales.

Estimating tells you how the project will be managed

The estimate is not just a price. It is a preview of the builder's planning discipline.

For a new custom home, an early estimate may include allowances because finish selections, engineering, or site costs are not fully known. That is normal. But allowances should be realistic, clearly labeled, and tied to the quality level you expect. If the budget includes a $12,000 cabinet allowance for a large custom kitchen where you have shown inspiration photos with inset doors, panel-ready appliances, and a large island, the number may not match the design intent. The low price will feel good for a moment, then reappear as a painful adjustment later.

For a major remodel, the estimate should explain what is included, what is excluded, and where unknowns remain. Demolition can expose conditions that no contractor can price with certainty before opening walls. That does not excuse vague bidding. A good remodeling contractor will identify risk areas, propose investigative work when appropriate, and define how discoveries will be priced.

Be cautious with estimates that are dramatically lower than others. Sometimes a contractor has a smarter approach or lower overhead. More often, a low number means missing scope, unrealistic allowances, weak plans, or a strategy of winning the job first and correcting the price later. The most expensive contractor is not automatically the best, but the cheapest bid on a complex home project deserves careful scrutiny.

A detailed estimate does not guarantee a smooth project. It does, however, show that the builder has spent time thinking through the work. If the estimate is thin, disorganized, or filled with vague phrases such as "standard finishes" and "as needed," expect the same looseness during construction.

The preconstruction phase is where good builders save money

Many homeowners want to rush to a final price. That is understandable. Construction is expensive, and no one wants to spend months planning a project that might exceed the budget. But for new homes and major remodels, preconstruction is where many of the best savings happen.

Preconstruction may include site visits, plan review, budget modeling, engineering coordination, subcontractor input, permit strategy, preliminary scheduling, and selection guidance. On remodels, it may also include exploratory openings, existing-condition measurements, structural review, or meetings with the building department. This work can feel slow because nothing visible is being built. In reality, it is often the difference between a controlled project and a chaotic one.

Consider a kitchen remodel involving removal of a wall between the kitchen and living room. A casual estimate might assume a standard beam. A disciplined preconstruction review might bring in an engineer, check bearing points, inspect basement framing, identify HVAC conflicts, and discover that the beam depth affects ceiling alignment. That early work may cost money, but it can prevent a mid-project surprise that delays cabinets, drywall, and flooring.

For new home construction, early builder involvement can prevent design-budget drift. Architects and designers bring essential value, but drawings can evolve faster than budgets. A custom home builder who prices key decisions during design can help the owner understand the cost impact of rooflines, window packages, foundation shape, ceiling heights, exterior materials, and mechanical systems before the plans are complete. Once drawings are finished and permitted, major changes become more expensive.

Communication style is not a soft issue

A builder can be technically skilled and still be a poor fit if communication breaks down. Residential projects involve hundreds of decisions, and many of them affect cost, schedule, or both. You need a communication system, not just a friendly personality.

Ask how often meetings happen, whether updates are sent in writing, and what platform the builder uses for selections, change orders, photos, and schedules. Some contractors use construction management software. Others use email and shared folders effectively. The tool matters less than the consistency. Verbal-only management is risky on large projects because memory becomes the record, and memory is unreliable when everyone is busy.

Communication is especially important during a bathroom remodel or kitchen remodel because the homeowner often feels the disruption every day. A delay that seems minor to a contractor may mean another week without a working shower or another weekend washing dishes in a laundry sink. Good remodelers understand this. They do not overpromise perfection, but they explain what is happening and why.

Pay attention during the sales process. Does the builder respond when promised? Are answers clear? Do they document changes? Do they listen carefully, or do they steer every conversation back to what is easiest for them to build? Early behavior usually predicts later behavior. Contractors rarely become more organized after the contract is signed.

References should be specific and recent

References are often treated as a formality, but they can be valuable if you ask useful questions. Do not settle for “Were you happy?” Most provided references will be positive. You want texture.

Ask past clients what type of project they completed, whether the original budget changed, how surprises were handled, whether the site was kept reasonably clean, and whether the builder returned after completion to address warranty items. Ask if the project manager was accessible. Ask what they would do differently if starting again.

For remodels, ask whether the crew respected the occupied home. Did they protect floors? Did they manage dust? Did they secure the house at the end of the day? Did they communicate utility shutoffs in advance? For new homes, ask whether the builder explained cost decisions, kept selections moving, and managed the final months well. The end of a custom home can be surprisingly intense because dozens of small items converge at once: paint touchups, appliance installation, inspections, landscaping, hardware, cleaning, and punch list work.

It is also fair to ask for a reference from a project that had problems. Every experienced builder has had a job with a weather delay, supplier issue, design conflict, or unforeseen condition. You are not looking for a flawless history. You are looking for maturity under pressure.

Visit an active job if possible

A finished home shows craftsmanship. An active job shows process. If a builder can arrange a site visit safely and appropriately, take the opportunity. You do not need to be a construction expert to notice important things.

Look at whether the site feels controlled. Materials should be stored with some care. There may be dust, noise, and debris, because construction is not a showroom, but there should be evidence of order. Open trenches should be protected. Finished surfaces should be covered. Framing should look deliberate, not hacked together. The crew should seem accustomed to supervision.

On a remodel, dust protection and access control matter. Plastic walls, floor protection, zipper doors, air filtration, and daily cleanup are not luxuries when a family is living nearby. On a new build, site drainage, material staging, and weather protection can reveal whether the builder thinks ahead.

A site visit also lets you observe relationships. Subcontractors who speak respectfully about the builder are a good sign. So are tradespeople who appear to understand the plans and sequence. If everyone on site seems confused, waiting, or irritated, that may indicate weak coordination.

Understand the contract before work begins

A professional contract should do more than state a price. It should define scope, payment terms, allowances, change order procedures, dispute resolution, insurance requirements, schedule expectations, warranty terms, and how termination would work if something went seriously wrong. The contract should reference plans, specifications, and any agreed exclusions.

Payment schedules should align with progress. A deposit is common, but large upfront payments deserve caution, especially if materials have not been ordered and work has not started. For custom work, deposits may be needed for cabinets, windows, or other long-lead items. The reason should be clear, and the paperwork should match the request.

Allowances deserve careful review. An allowance is not a fixed price for a finished item. It is a placeholder for something not fully selected or specified. If your plumbing fixture allowance is too low, you will pay the difference when you choose fixtures. If your tile allowance includes only material but not a complex installation pattern, labor may increase. Builders should explain this plainly.

Change orders should be written, priced, and approved before the work is performed whenever possible. Emergencies and hidden conditions can complicate that rule, but the principle still matters. A casual “we’ll figure it out later” approach can damage trust quickly.

Watch for red flags that tend to become expensive

Some warning signs are obvious, such as no license where one is required, no proof of insurance, or pressure to pay in cash. Others are subtler. A contractor who complains about every past client may not take responsibility well. A builder who dismisses permits as unnecessary may be putting you at resale, insurance, and safety risk. A remodeler who refuses to discuss dust control may not understand occupied-home work.

Five red flags deserve particular attention:

1. The contractor gives a firm price from incomplete plans without explaining assumptions.
2. The estimate is much lower than others but lacks detail.
3. The builder cannot provide recent references for similar work.
4. Communication is slow, vague, or inconsistent before signing.
5. The contract avoids specifics on scope, allowances, change orders, or warranty.

A single concern does not always disqualify someone. Good contractors are busy, and not every small company has polished presentation materials. But patterns matter. If you repeatedly feel that you are pulling basic information out of the builder, the working relationship may become exhausting.

The right builder asks hard questions too

Homeowners often expect to interview builders, but strong builders also interview homeowners. That is not arrogance. It is risk management. A thoughtful contractor wants to understand your budget, decision-making style, design priorities, timeline, tolerance for disruption, and expectations around communication.

If you say you want a high-end kitchen remodel but do not yet have cabinet drawings, appliance selections, or a realistic budget range, a good builder may slow the process down. If you want a custom home builder to price schematic plans, they may explain that the number will be conceptual until specifications are developed. If you want to live in the home during a major remodel, they may discuss temporary walls, work hours, pets, children, parking, and safety.

These conversations can feel uncomfortable because they bring constraints into the open. They are also signs of professionalism. Builders who accept every expectation without clarification may simply be postponing conflict.

Budget honesty is particularly important. Some owners hesitate to disclose a budget because they fear the contractor will spend all of it. That concern is understandable, but withholding the budget on a complex project can waste everyone’s time. A reputable builder uses the budget to test feasibility and guide decisions. If your desired scope is likely to cost $450,000 and your budget is $300,000, you need to know that before drawings are complete and permit fees are paid.

Vision Building & Renovation offers custom home building, whole-home remodels, kitchen remodels and bathroom remodels
Vision Building & Renovation is a licensed general contractor and custom home builder located in St. George, Utah
Vision Building & Renovation serves St. George, Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins

Vision Building & Renovation provides new home construction managed from foundation to final walkthrough
Vision Building & Renovation is locally owned and operated in Southern Utah
Vision Building & Renovation has been building since 2008 with over 15 years of experience
Vision Building & Renovation is owned by Casey Pettus, known for quality craftsmanship and attention to detail
Vision Building & Renovation builds custom homes including the Santa Fe Custom Home, Modern Craftsman Estate and Hillside Craftsman Custom Home
Vision Building & Renovation creates outdoor living spaces including pool retreats and custom privacy and equipment screens
Vision Building & Renovation operates as a licensed general contractor under License #14277435-5501
Vision Building and Renovation has a phone number of (435) 669-4133
Vision Building and Renovation has an address of St. George, UT 84770
Vision Building and Renovation has a website https://builtbyvbr.com/
Vision Building and Renovation has Google Maps listing https://maps.app.goo.gl/m7piVPHdMREuVy6B6
Vision Building and Renovation has Instagram page https://www.instagram.com/vbrconstruction
Vision Building and Renovation earned Best Customer Service Award 2026
Vision Building and Renovation earned Top Builder 2026
Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

Vision Building & Renovation is a licensed general contractor and custom home builder providing custom home construction, whole-home remodels, kitchen remodels, bathroom remodels and new home construction across St. George and Southern Utah.

Where is Vision Building & Renovation located?

Vision Building & Renovation is based in St. George, Utah and serves Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins.

Is Vision Building & Renovation a licensed general contractor?

Yes, Vision Building & Renovation is a licensed general contractor and custom home builder operating under License #14277435-5501 in Southern Utah.

How long has Vision Building & Renovation been in

business?

Owner Casey Pettus has worked in construction since 2008, giving Vision Building & Renovation more than 15 years of custom home building and remodeling experience.

Does Vision Building & Renovation build custom homes?

Yes, Vision Building & Renovation builds one-of-a-kind custom homes designed around your vision, your lot and the way you live, managed from foundation to final walkthrough.

What kinds of remodels does Vision Building & Renovation do?

Vision Building & Renovation handles kitchen remodels, bathroom remodels and whole-home remodels, delivering refreshed layouts, custom cabinetry, precision tile and lasting quality finishes.

Does Vision Building & Renovation build outdoor living spaces?

Yes, Vision Building & Renovation designs and builds outdoor living areas including pool retreats and custom privacy and equipment screens throughout St. George and Southern Utah.

Who owns Vision Building & Renovation?

Vision Building & Renovation is locally owned and operated by Casey Pettus, who is known for quality craftsmanship, attention to detail and clear communication on every project.

How do I start a project with Vision Building & Renovation?

You can start a project with Vision Building & Renovation by requesting a consultation online or calling 435-669-4133 to plan your remodel or new custom home build.

Why choose Vision Building & Renovation as your general contractor?

Vision Building & Renovation is built on three pillars — communication, process and quality — offering clear updates, an organized process and real quality work as a trusted Southern Utah general contractor.

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on Google Maps or call at (435) 669-4133 Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: (435) 669-4133, visit their website at https://builtbyvbr.com/ or connect on social media via Instagram

After catching a movie at Megaplex St. George at Sunset homeowners often turn to Vision Building & Renovation for quality craftsmanship on their next custom home or remodel.